



M I C H A E L   H O D G S O N

estate agents & chartered surveyors



MICHAEL HODGSON  
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## WEST MEADOWS ROAD, SUNDERLAND £750,000

\*\*\* REDUCED PRICE \*\*\* This substantial 6 bedroomed detached house commands an excellent location on West Meadows Road in Cleadon and offers a much sought after location with the village boasting easy access to local shops, schools and amenities as well as being within easy reach of Sunderland, South Shields and the regions towns and cities. The property boasts spacious and versatile living accommodation briefly comprising of: Entrance Hall, Living Room, Sitting Room, Kitchen / Dining Room, Utility, Snug, WC, Games / Family Room and to the First Floor, 6 Bedrooms, Family Bathroom, WC and 4 En Suites. Externally there is a sweeping 'in and out' driveway whilst to the rear mature garden with generous lawn, paved patio area in addition to a small parcel of land to the rear. Viewing is unreservedly recommended to appreciate the space, home and location on offer.

Detached House	6 Bedrooms
Substantial Property	4 Reception Rooms
Bathroom & 4 En Suites	Garage & Gardens
Viewing Advised	EPC Rating: D



## WEST MEADOWS ROAD, SUNDERLAND

£750,000

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### Entrance Vestibule

Leading to:

### Inner Hall

Double radiator, feature fireplace, stairs to first floor

### Living Room

18'2" to bay x 13'11"

A formal front facing living room, feature fire with gas fire, radiator

### Sitting Room

18'4" x 15'11"

Feature fire with electric fire, double glazed french doors to the conservatory

### Conservatory

25'7" max x 12'9"

The conservatory has a full range of double glazed windows over looking the rear garden, tiled floor, double glazed french doors to the garden

### Snug

13'6" x 10'0"

Delft rack, feature fire with gas fire, radiator, access to the WC and the Games Room

### Separate WC

Low level WC, pedestal hand basin, double glazed window, tiled floor

### Snooker / Games Room

18'8" x 12'3"

Double glazed french doors leading to the garden, double radiator, double glazed window to the side elevation

### Kitchen / Breakfast Room

24'2" to bay x 18'3"

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, tiled floor, range cooker with gas hob and extractor over, additional electric oven, radiator

### Utility

12'7" x 12'1"

Range of floor and wall units, tiled splashback, sink and drainer with mixer tap, stairs to the first floor, radiator, tiled floor

### Rear Porch

4'9" x 7'10"

Tiled floor, radiator, plumbed for washer and dryer, door to the garden

### First Floor

Landing, storage cupboard

### Bedroom 1

12'0" x 18'3"

Rear and side facing, radiator, range of fitted wardrobes

### En Suite

Low level wc, wash hand basin, bath with electric shower over, double glazed window, loft access

### Bedroom 2

14'2" max x 15'3"

Front facing, walk in wardrobe, night storage heater, radiator

### En Suite

Modern white suite comprising, low level WC, wash hand basin with mixer tap set on a vanity unit, double glazed window, shower with electric shower, extractor

### Bedroom 3

14'1" max x 15'1" max

Rear facing, radiator, double glazed window, cupboard with wall mounted boiler.

### En Suite

Shower cubicle. Wash hand basin set on a vanity unit.

### Bedroom 4

15'8" x 13'6"

Front facing, radiator, walk in dressing area.

### En Suite

Bath, wash hand basin set on a vanity unit

### Bedroom 5

16'6" x 11'5"

Front facing, radiator

### Bedroom 6

10'10" x 10'1"

Rear facing, double french doors to a private terrace, radiator

### Separate WC

Low level WC, wash hand basin set on a vanity unit, tiled floor

### Bathroom

Suite comprising low level WC, bidet, tiled floor, bath with mixer tap and shower attachment, shower with tiled surround, double radiator, double glazed window to the rear elevation

### Garage

Double length garage accessed via an electric roller shutter to the front and rear

### External

Externally there is a sweeping 'in and out' driveway whilst to the rear mature garden with generous lawn, paved patio area in addition to a small parcel of land to the rear

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Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

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